



Order Filed on March 15, 2017  
by Clerk U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF NEW JERSEY

**McCABE, WEISBERG & CONWAY, P.C.**  
By: Alexandra T. Garcia, Esq. (Atty. I.D.#  
ATG4688)  
**216 Haddon Avenue., Suite 201**  
**Westmont, NJ 08108**  
**856-858-7080**

Attorneys for Movant: Cenlar, FSB, as servicer  
for New Jersey Housing & Mortgage Finance  
Agency

IN re:

Katina D. Mateo dba Krystal Klean Commercial  
Cleaning  
Debtor

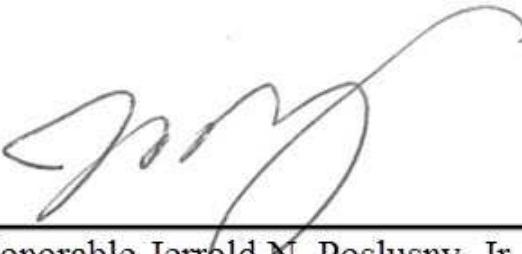
Case No.: 15-27186-JNP  
Chapter: 13  
Hearing Date: March 14, 2017  
Judge: Jerrold N. Poslusny Jr.

**ORDER VACATING STAY**

The relief set forth on the following pages, number two (2) through two (2) is hereby

**ORDERED**

**DATED: March 15, 2017**

  
Honorable Jerrold N. Poslusny, Jr.  
United States Bankruptcy Court

**(Page 2)**

Debtor: Katina D. Mateo dba Krystal Klean Commercial Cleaning

Case No: 15-27186-JNP

Caption of Order: ORDER VACATING STAY

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Upon the motion of **New Jersey Housing & Mortgage Finance Agency**, or its successors or assignees, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) or appropriate jurisdiction to pursue the movant's rights in the following:

Real property more fully described as:

101 Zinnia Way, Deptford Township, New Jersey 08080

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its states court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale, or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its rights to possession of the property

Personal property more fully described as:

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this Order on the Debtor, any Trustee and any other party who entered an appearance on the motion.

**Certificate of Notice Page 3 of 3**  
**United States Bankruptcy Court**  
**District of New Jersey**

In re:  
 Katina D. Mateo  
 Debtor

Case No. 15-27186-JNP  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
Form ID: pdf903Page 1 of 1  
Total Noticed: 1

Date Rcvd: Mar 15, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 17, 2017.

db +Katina D. Mateo, 101 Zinnia Way, Sewell, NJ 08080-2596

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 17, 2017

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 15, 2017 at the address(es) listed below:

Alexandra T. Garcia on behalf of Creditor New Jersey Housing & Mortgage Finance Agency  
 NJECFMAIL@mwc-law.com  
 Celine P. Derkrikorian on behalf of Creditor New Jersey Housing & Mortgage Finance Agency  
 njecfmail@mwc-law.com  
 Denise E. Carlon on behalf of Creditor New Jersey Housing & Mortgage Finance Agency  
 dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com  
 Hubert C. Cutolo on behalf of Creditor Reserve at Willow Ridge Homeowners Association, Inc.  
 hcutolo@cutololaw.com  
 Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com  
 Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com,  
 summarymail@standingtrustee.com  
 Jill T. Bryan on behalf of Debtor Katina D. Mateo jtb.assistant1@verizon.net  
 Joshua I. Goldman on behalf of Creditor New Jersey Housing & Mortgage Finance Agency  
 jgoldman@kmllawgroup.com, bkgroup@kmllawgroup.com

TOTAL: 8